

Approved Mid-Rise Development Opportunity



# Queen & Brock

1354-1360 Queen Street West & 8-14 Brock Avenue  
Toronto, ON



INVESTMENT SUMMARY



## The Offering

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”, the “Advisor”) is pleased to offer for sale a 100% freehold interest in **1354-1360 Queen Street West and 8-14 Brock Avenue, Toronto, Ontario** (collectively, the “Property” or the “Site”), a 0.46-acre, mixed-use development site located among Toronto’s trendiest neighbourhoods. The Vendor recently received approval to permit a 12-storey mixed-use redevelopment of the Property comprising 152,277 square feet (“sf”) of gross floor area (“GFA”), including 3,402 sf of retail space at grade.


Located just 300 m west of the Queen Street West and Dufferin Street intersection, the Site is ideally situated in a vibrant residential area surrounded by popular local destinations such as High Park, Trinity Bellwoods and several trendy restaurants and bars, while offering excellent access to public transit. In addition, a number of desirable neighbourhoods are easily accessible from the Property, including Ossington, Little Portugal, Liberty Village, Parkdale, West Queen West, Roncesvalles and the Junction.


The Property offers an incoming purchaser an excellent opportunity to develop a project which is approved for density that aligns with the surrounding context of Queen Street West, with the flexibility to build rental or condominium product given the scale of the contemplated development. With zoning approvals in-place, a developer will have the ability to complete Site Plan Approval (“SPA”) and begin construction in the near-term, taking advantage of strong demand fundamentals and favourable CMHC financing options.





## Development Statistics

 **Site Area**  
19,908 sf (0.46 ac)

 **Floor Space Ratio**  
7.65x


 **U/G Parking**  
36 Stalls

 **Frontage**  
Queen St W: 100 ft  
Brock Ave: 200 ft

 **Height**  
12 Storeys


 **Existing GLA**  
29,122 sf


 **Approved GFA**  
152,277 sf


 **Residential Units**  
221 (flexible)


 **Entitlement Status**  
OPA/ZBA Approved

## Development Highlights

 **In-place Zoning Approvals**  
Recently approved plans for a 12-storey development with flexible unit sizes and mix, and 3,402 sf of ground floor retail.

 **Excellent Transit Access**  
501 Queen Streetcar  
Exhibition GO & Future King-Liberty GO Station  
Transit Score: 99 | Walk Score: 97

 **Prominent Corner Location**  
A 19,908-sf land parcel with 100 feet of prime Queen Street West frontage.

 **Existing Holding Income**  
Existing residential and commercial improvements totaling 29,122 sf provide interim cash flow, with demo clauses for near-term vacant possession.

## Highly Desirable Residential Location

Located in Toronto's trendy Queen West locale, the Property is situated at the convergence of several popular residential neighbourhoods, featuring proximity to a wealth of entertainment and recreational amenities. The Site's surrounding area offers numerous hip bars and restaurants, boutique shops and an abundance of urban parkland all within walking distance. In addition, the immediate area benefits from a multitude of schools, community and recreation centres, and greenspaces, creating a vibrant living environment for future residents. With established residential communities nearby and a diverse range of amenities in the immediate and surrounding locales, future residents will benefit from an attractive living experience less than 4 km from Toronto's Downtown Core.

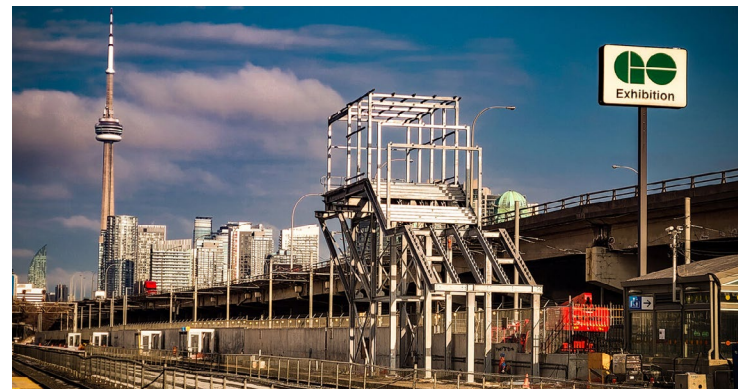


**Drive Times**

- 5 Mins Exhibition GO
- 7 Mins Financial District
- 10 Mins Union Station

## Immediate Transit Connectivity

The Site's positioning in the west end of Toronto will provide future residents an extensive range of public transportation options and convenient vehicular access. The Property is situated steps from the Toronto Transit Commission's ("TTC") Queen Street West at Brock Avenue streetcar stop along the 501 Queen Streetcar line, offering seamless travel for users to the Downtown Core and beyond. The future King-Liberty GO Station and Exhibition GO Station, located approximately 750 m and 1.5 km southeast of the Site, respectively, also allow residents to easily access other major cities in the GTA and across Southern Ontario. Furthermore, the Gardiner Expressway provides vehicular connectivity to major roadways and highways, including the Don Valley Parkway, QEW and 400-series highway network.



Immediate 501 Queen Streetcar	850 m Liberty Village	1.5 km Trinity Bellwoods	2.5 km High Park
750 m Future King-Liberty GO Station	1.3 km Gardiner Expressway	1.7 km Exhibition GO Station	4.0 km Downtown Core



## Rapidly Expanding Toronto West Development Market

Situated in the Toronto West submarket, the Property is within an established neighbourhood slated for further intensification given its proximity to the Queen Street West and Dufferin Street intersection, and in anticipation of the future King-Liberty GO Station which began construction in May-2024 with a targeted opening by 2029. The most recent condo project to launch in the immediate area was *8 Temple* by Curated Properties, a 15-storey development which began pre-sales in October-2023 and has achieved 42% sales absorption to date with an average sale price of \$1,398 psf, demonstrating the desirability of the node. The Toronto West submarket has also proven its ability to support rental supply, with *The Brixton* by Woodbourne and Choice REIT experiencing success and recently signing lease deals at rates exceeding \$5.00 psf. The Property offers an incoming purchaser the opportunity to deliver a bespoke residence that will attract a mix of young professionals and families seeking high-quality residential product beyond that found in more typical tower forms.

## Approved Development Concept



Storeys  
12



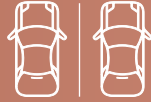
GFA  
152,277 sf



FSI  
7.65x



Units  
221



Parking  
36 Stalls

## Approved Development Opportunity in Queen West

The Site has successfully received approvals to permit the future development of a 12-storey mixed-use project totaling 152,277 sf of GFA, comprising 221 residential units with the flexibility to reconfigure unit sizes and mix, and 3,402 sf of retail space. The suitable scale of the contemplated development, along with its location in a desirable residential neighbourhood, positions the Site well for a condominium or rental project. An incoming developer will be required to complete a Site Plan Approval ("SPA") application prior to redeveloping the Site based on the established height and density provisions. The existing improvements provide holding income in the interim, with demolition clauses in-place to allow for near-term redevelopment, and vacant possession available upon 120 days' written notice. The Property provides a prospective purchaser with a clear path to development and the opportunity to build a mid-rise project in an established residential area experiencing significant intensification.





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## Vendor Financing Available

The Property is being offered free and clear of existing financing, with the Vendor open to providing financing for qualified purchasers.

## Offering Process

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to:

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